

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
November 5, 2014**

President Paul Lorey called the Regular Meeting of the Jasper Plan Commission to order at 7:30 p.m. Recording Secretary Kathy Pfister took roll call as follows:

| | | | |
|-------------------------------|----------|--|----------|
| Paul Lorey, President | -Present | Randy Mehringer | -Present |
| Jim Schroeder, Vice President | -Present | Cindy Recker | -Present |
| Bernita Berger, Secretary | -Absent | Meredith Voegerl | -Present |
| Nick Brames | -Present | Chad Hurm, City Eng. | -Present |
| Dan Buck | -Absent | Darla Blazey, Director of Community Development/Planning | -Present |
| Pat Lottes | -Present | Renee Kabrick, City Attorney | -Present |
| Kevin Manley | -Present | | |

PLEDGE OF ALLEGIANCE

President Lorey led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the October 1, 2014 regular meeting were reviewed. Cindy Recker made a motion to approve the minutes as mailed. Nick Brames seconded it. Motion carried 9-0.

STATEMENT

President Lorey read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

NEW BUSINESS

City Of Jasper - Presentation by Ed Curtin, of CWC Latitudes, regarding the Economic Development Plan for a Tax Increment Financing (TIF) district for the City of Jasper

Ed Curtin, of CWC Latitudes, appeared before the board to present a proposal of the Economic Development Plan for a Tax Increment Finance (TIF) district in the City of Jasper. Mr. Curtin said the district would include industrial land on the east side, near the Patoka River,

the industrial area on the northeast side north to 36th Street, the core downtown area and land on the south side of the city on both sides of U.S. 231 to the city's southern boundary.

Mr. Curtin explained the four-step process, which officially started with the Redevelopment Commission approving a declaratory resolution at its November meeting. He explained that the next step is to receive approval from the Plan Commission at its December meeting. The Plan Commission is being asked to confirm that the Plan is consistent with the City's Comprehensive Plan, including the Downtown + Riverfront Master Plan. Following approval from the Plan Commission, the Plan would be presented to the Council for review to ensure it is consistent with the plans for the city. Finally, the Plan will be presented to the Redevelopment Commission with a Confirmatory Resolution for final approval. The final step would also involve a public hearing.

There was time allotted for questions and answers. Business owner, Todd Fromme, expressed concerns that if the area was one big district, then funding collected from one area would be used in an entirely different area; i.e. money collected on the north side of the district may go to funding a project on the south side of the district. Mr. Curtin explained that the district is laid out as one unit to encompass as many areas as possible, especially areas that have vacant buildings; however, the area can be split into smaller districts.

Kevin Manley shared his concern that the new funding in the TIF would mean that other taxing units, such as schools, would not receive any of the funding. He argued; if the TIF district was not in place, schools would receive some of the funding. Mr. Curtin said the Redevelopment Commission would determine on an annual basis how much of the TIF funding is needed for projects and the remainder would be released to the other taxing units.

After some discussion, board members were reminded to review the proposed plan and contact Mr. Curtin if there are any questions before the Plan is presented for approval at the December meeting. Attorney Kabrick added that Richard Starkey, Legal Counsel assisting the Redevelopment Commission in developing its first Tax Increment Financing District, has offered to schedule an afternoon to meet with anyone regarding questions.

Zoning & Subdivision Control Ordinances Update

Director of Community Development & Planning Darla Blazey shared with the board that the steering committee will meet on Thursday, December 18th, to review a draft of the proposed Zoning and Subdivision Control Ordinances, which unifies both into one. Although a time has yet to be determined, a public notice will be posted.

ADJOURNMENT

With no further discussion, Kevin Manley made a motion to adjourn the meeting, seconded by Pat Lottes. Motion carried 9-0, and the meeting was adjourned at 8:04 p.m.

Paul Lorey, President

Bernita Berger, Secretary

Recording Secretary, Kathy Pfister